

Seattle Dedicates Over \$20 Million to Low Income Housing in 2001

Last year Seattle allocated \$14.8 million to create 198 new affordable units, and rehabilitate or preserve 289 more units for low income households – a total of nearly 500 units. These projects were funded through a mix of funding from HOME, CDBG, Seattle Housing Levy, HOPWA, Kckinney and the General Fund. The passage of the 2002 levy insures that local funding will continue.

Just over \$5 million more in local, state and federal monies was dedicated to rehabilitation of homes with low income owners, to home weatherization, and to Home Buyer Assistance. About 750 low-income households were beneficiaries of these funds.

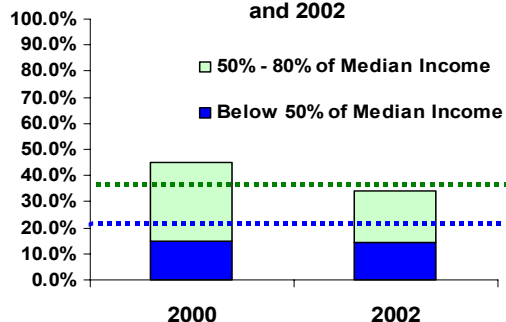
Seattle helped create 164 affordable units by use of tax exemption provisions, and another 137 units through the Transfer of Development Rights program. This amounts to a further 301 units of long-term affordable housing. Seattle also allotted \$750,000 for operating subsidies.

Equitable Distribution of Affordable Housing an Elusive Goal for County

Partnerships between cities, the County, and the non-profit housing community are being forged to help increase our supply of affordable housing. As the recent King County Housing Survey shows, cities are finding creative ways to encourage housing affordability in their communities – whether by waiving fees, streamlining the permit process, or easing height and zoning restrictions.

But the need for housing affordable to low-income workers, particularly in the areas of the County that are currently less affordable, is so great that it is difficult to keep pace with the demand. The graphs and table below illustrate that the Countywide Planning Policy (CPP) goal of equitable distribution of affordable housing is still far from being realized. The first graph shows that in 2001, despite our efforts, less of the housing supply in King County is affordable to low income groups than was the case in 2000.

**Percent of Countywide Housing
Affordable to Low Income Groups: 2000
and 2002**



There are many reasons why a more equitable distribution of workforce housing is desirable. One is that every sub-region needs to have adequate housing for its retail and service sector employees - within easy commute distance. These are typically lower-income jobs. If retail workers must commute from affordable neighborhoods in Auburn or Burien to jobs in Bellevue or Redmond, roads become more clogged, and the workers have long travel times.

The article above on schools and housing affordability demonstrates the challenge of finding affordable housing in excellent school districts. A school district with a socio-economic mix that reflects the population of the whole County has a better chance of providing good education opportunities for all children, than a school district that is burdened with a disproportionate share of low-income, and special needs children.

About 21% of King County households are in the income group earning less than 50% of median (*cont. on p. 12*)

Percent of Affordable Housing Units by City			
	Below 50% of Median Income	50% - 80% of Median Income	Hsg Units in April 2000 (Census)
Algona	14%	62%	878
Auburn	29%	36%	16,767
Beaux Arts	0%	2%	124
Bellevue	8%	22%	48,396
Black Diamond	5%	30%	1,538
Bothell	6%	23%	12,303
Burien	26%	31%	13,898
Carnation	10%	15%	650
Clyde Hill	0%	0%	1,076
Covington	3%	40%	4,727
DesMoines	18%	34%	11,777
Duvall	4%	5%	1,646
Enumclaw	20%	40%	4,456
Federal Way	22%	38%	32,581
Hunts Point	1%	5%	186
Issaquah	10%	22%	5,195
Kenmore	10%	14%	7,562
Kent	23%	35%	32,488
Kirkland	8%	22%	21,831
Lake Forest Pk	5%	13%	5,168
Maple Valley	4%	15%	4,922
Medina	1%	2%	1,165
Mercer Island	3%	6%	8,437
Milton	8%	17%	357
Newcastle	3%	27%	3,117
Normandy Pk	10%	12%	2,670
North Bend	12%	9%	1,889
Pacific	18%	28%	2,090
Redmond	6%	21%	20,248
Renton	24%	29%	22,676
Sammamish	1%	5%	11,599
SeaTac	28%	37%	10,176
Seattle	21%	22%	270,524
Shoreline	10%	19%	21,338
Skykomish	53%	39%	162
Snoqualmie	13%	17%	1,300
Tukwila	30%	42%	7,186
Woodinville	3%	15%	3,592
Yarrow Point	0%	1%	393
Uninc. King Cty	8%	18%	125,149
County Total	14%	20%	742,237

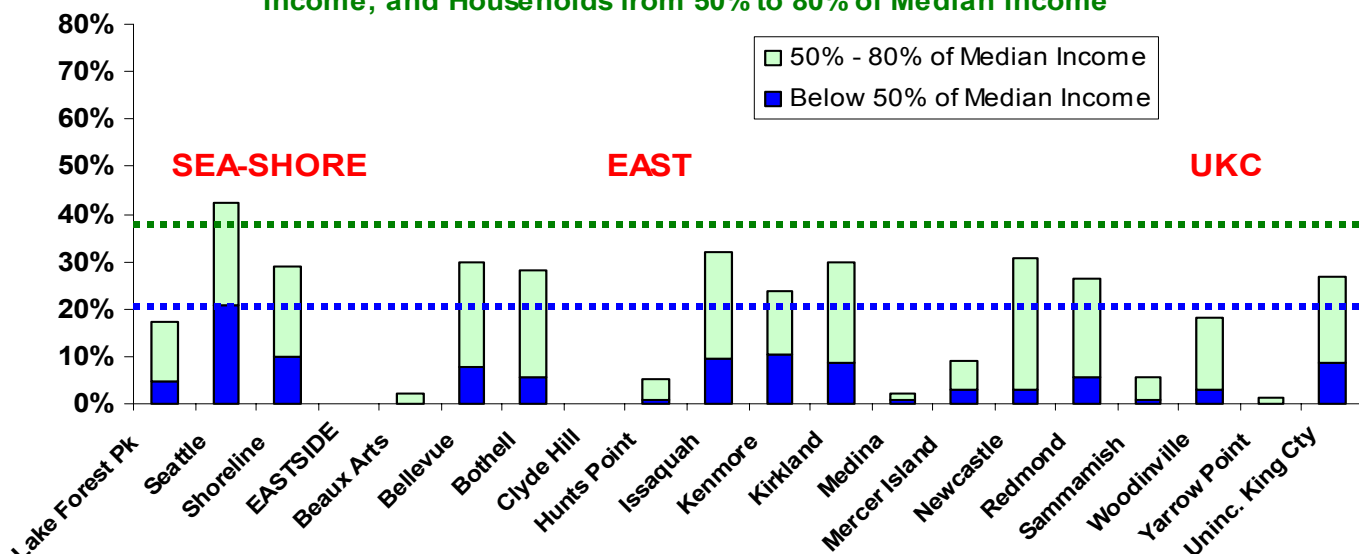
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income. Another 17% earn from 50% to 80% of median income. Taken together about 38% of households earn less than 80% of median income. The CPPs indicate that each jurisdiction needs to plan for this same proportion of its housing to be affordable to those income groups. Only 14 cities out of the 40 jurisdictions in King County have sufficient affordable units for those from 50 – 80% of median income, and just 10 cities have sufficient housing for those below 50% of median income. All these cities except Seattle and Skykomish are in the South County. The north and east sub-regions of the County have the greatest need for more affordable housing.

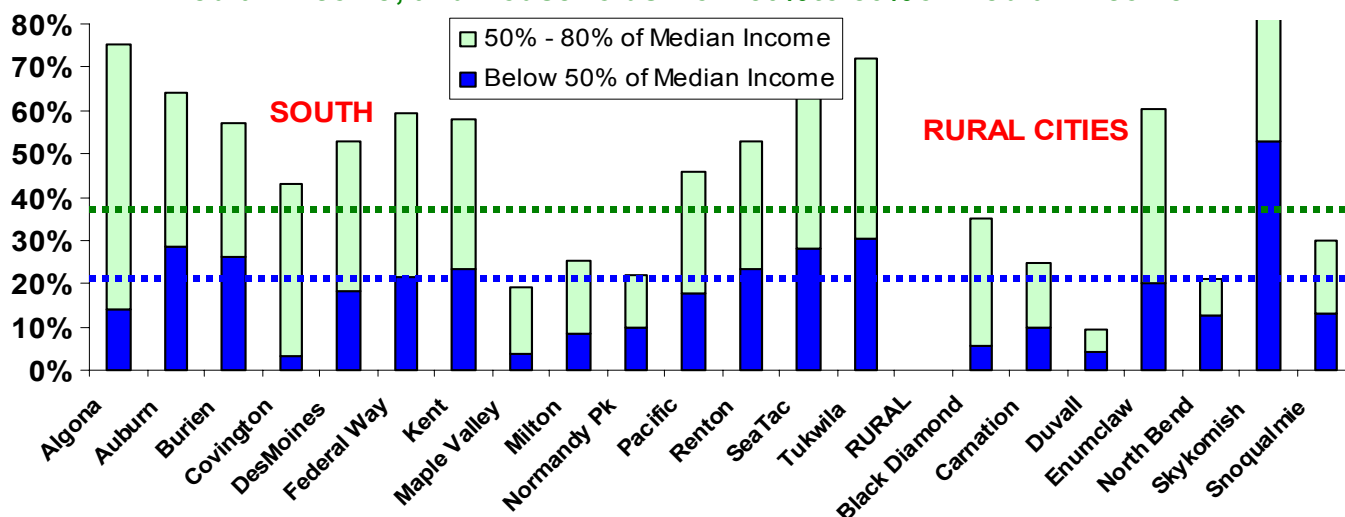
Target for Housing Affordable at 0 – 80% of Median Income (38%)

Target for Housing Affordable at 0 – 50% of Median Income (21%)

Percent of Housing that is Affordable to Households Below 50% of Median Income, and Households from 50% to 80% of Median Income



Percent of Housing that is Affordable to Households Below 50% of Median Income, and Households from 50% to 80% of Median Income



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